

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/10 ALBERT STREET OAK PARK VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/11 RHODES PARADE PASCOE VALE VIC 3044	\$670,000	01-Jul-22
2/45 WINIFRED STREET OAK PARK VIC 3046	\$675,000	30-Jun-22
2/12 GREGORY STREET OAK PARK VIC 3046	\$654,000	15-Jul-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 July 2022

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1/11 RHODES PARADE PASCOE VALE VIC 3044

2 1 1

Sold Price

^{RS} **\$670,000**

Sold Date

01-Jul-22

Distance

0.72km
2/45 WINIFRED STREET OAK PARK VIC 3046

2 1 1

Sold Price

^{RS} **\$675,000**

Sold Date

30-Jun-22

Distance

0.88km
2/12 GREGORY STREET OAK PARK VIC 3046

2 1 1

Sold Price

^{RS} **\$654,000**

Sold Date

15-Jul-22

Distance

0.91km**RS** = Recent sale**UN** = Undisclosed Sale

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